

PB# 94-8

Thomas Evans

51-1-75

Beattie Road (Three Lots)

Approved 7/12/94

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

March 31 1994

Received of Thomas & Helen Evans \$ 50.00
fifty 00/100 DOLLARS

For Planning Board Application # 94-8

DISTRIBUTION

FUND	CODE	AMOUNT
ck # 402		50.00

By Dorothy N. Hansen

Town Clerk
Title

© WILLIAMSON LAW BOOK CO. VICTOR, N.Y. 14564

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 94-8

March 31, 1994

RECEIVED FROM Thomas Evans

Four Hundred Fifty 00/100 DOLLARS

3 Lots @ \$150.00 ea. Escrow

Account Total \$ 450.00

Amount Paid \$ 450.00

Balance Due \$ - 0 -

Mural Mason, Secy. to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

July 6 1994

Received of Thomas A. Evans \$ 265.00
Two Hundred Sixty Five and 00/100 DOLLARS

For Planning Board Approval Fee # 94-8

DISTRIBUTION

FUND	CODE	AMOUNT
CP # 466		\$ 265.00

By Dorothy H. Hansen

Town Clerk
Title

© WILLIAMSON LAW BOOK CO. VICTOR, N.Y. 14564

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 94-8

July 1 1994

ck # 402		50.00

WILLIAMSON LAW BOOK CO. VICTOR, N.Y. 14564

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By Dorothy N. Hansen

Town Clerk

Title

WILLIAMSON LAW BOOK CO. VICTOR, N.Y. 14564

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 94-8

July 6, 1994

RECEIVED FROM Thomas + Helen Evans

Two Thousand 00/100 DOLLARS

Recreative fee (2 Lots @ \$1,000.00 ea.)

Account Total \$ 2,000.00

Amount Paid \$ 2,000.00

Balance Due \$ - 0 -

Myra Mason, Secy. to the P.B.

A. Zappalo

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Map Number

113-94

City

Town

Village

A

New Windsor

Section

51

Block

1

Lot

75

Title:

Evans, Thomas A. + Helen S.

Dated:

5-20-94 Rev.

Filed

7-15-94

Approved by

Carmen R. Dubaldi, Jr

on

7-12-94

Record Owner

Thomas A + Helen S.

Evans

MARION S. MURPHY

Orange County Clerk

2 Sheets

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/06/94

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 94-8

NAME: EVANS, THOMAS - SUBDIVISION
APPLICANT: EVANS, THOMAS

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/30/94	3 LOTS @150.00 EACH	PAID		450.00	
04/13/94	P.B. ATTY. FEE	CHG	35.00		
04/13/94	P.B. MINUTES	CHG	18.00		
05/11/94	P.B. ATTY. FEE	CHG	35.00		
05/11/94	P.B. MINUTES	CHG	18.00		
06/08/94	P.B. ATTY. FEE	CHG	35.00		
06/08/94	P.B. MINUTES	CHG	13.50		
06/22/94	P.B. ENGINEER FEE	CHG	191.50		
07/06/94	RET. TO APPLICANT	CHG	104.00		
TOTAL:			450.00	450.00	0.00

Please issue a check in the
amount of \$104.00 to:

Thomas Evans
238 Beattie Rd.
Rock Tavern, N.Y. 12575

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/18/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 94-8

NAME: EVANS, THOMAS - SUBDIVISION
APPLICANT: EVANS, THOMAS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/15/94	PLANS PICKED UP	BY MRS. EVANS
07/12/94	PLANS STAMPED	APPROVED
06/08/94	P.B. APPEARANCE	ND: APPR. COND.
05/11/94	P.B. APPEARANCE	NEW PLANS AT MEETING . CHANGE NOTE TO SAY TOPOGRAPHY DONE FROM ACTUAL SURVEY . NEED APPROVAL FROM HIGHWAY SUPERINTENDENT . WAIVE P.H. - NEXT AGENDA
04/13/94	P.B. APPEARANCE	LA: REVISE PLAN . CORRECT BULK TABLE:NEED PERC TEST:NOTE-NO FURTHER SUB LOT 3
03/02/94	WORK SHOP APPEARANCE	REVISE & SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/18/94

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 94-8

NAME: EVANS, THOMAS - SUBDIVISION

APPLICANT: EVANS, THOMAS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
REV3	05/24/94 MUNICIPAL FIRE	05/25/94 APPROVED
REV3	05/24/94	/ /
REV3	05/24/94	/ /

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/18/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-8

NAME: EVANS, THOMAS - SUBDIVISION
APPLICANT: EVANS, THOMAS

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/30/94	MUNICIPAL HIGHWAY	05/05/94	SUPERSEDED BY REV1
ORIG	03/30/94	MUNICIPAL WATER	04/14/94	APPROVED
ORIG	03/30/94	MUNICIPAL SEWER	04/26/94	APPROVED
ORIG	03/30/94	MUNICIPAL SANITARY	05/05/94	SUPERSEDED BY REV1
ORIG	03/30/94	MUNICIPAL FIRE	04/11/94	APPROVED
ORIG	03/30/94	PLANNING BOARD ENGINEER	05/05/94	SUPERSEDED BY REV1
REV1	05/05/94	MUNICIPAL HIGHWAY . PROVIDING BOTH DRIVEWAYS MEET TOWN SPECS	05/10/94	APPROVED
REV1	05/05/94	MUNICIPAL WATER	05/06/94	APPROVED
REV1	05/05/94	MUNICIPAL SEWER	05/11/94	SUPERSEDED BY REV2
REV1	05/05/94	MUNICIPAL SANITARY	05/11/94	SUPERSEDED BY REV2
REV1	05/05/94	MUNICIPAL FIRE	05/09/94	APPROVED
REV1	05/05/94	PLANNING BOARD ENGINEER	05/11/94	SUPERSEDED BY REV2
REV2	05/11/94	MUNICIPAL HIGHWAY	05/24/94	SUPERSEDED BY REV3
REV2	05/11/94	MUNICIPAL WATER	05/16/94	NO WATER AVAILABLE
REV2	05/11/94	MUNICIPAL SEWER	05/24/94	SUPERSEDED BY REV3
REV2	05/11/94	MUNICIPAL SANITARY	05/24/94	SUPERSEDED BY REV3
REV2	05/11/94	MUNICIPAL FIRE	05/18/94	APPROVED
REV2	05/11/94	PLANNING BOARD ENGINEER	05/24/94	SUPERSEDED BY REV3
REV3	05/24/94	MUNICIPAL HIGHWAY	/ /	
REV3	05/24/94	MUNICIPAL WATER	06/01/94	NO WATER AVAILABLE
REV3	05/24/94	MUNICIPAL SEWER	/ /	

P.B. # 94-8 Recreation Fee

THOMAS A. EVANS
HELEN S. EVANS

496-6 5

465

1-108/280

PAY TO THE
ORDER OF

5 July 1994
Town of New Windsor \$2000.00

Two Thousand and

DOLLARS



MARINE MIDLAND
VAILS GATE OFFICE
ROUTE 94 & TEMPLE HILL ROAD
VAILS GATE, NEW YORK 12584

BANK, N.A.

FOR

⑆028001081⑆07876 594⑆ 0465

ENCLOSURE

P.B. # 94-8 Approval Fee

THOMAS A. EVANS
HELEN S. EVANS

496-6 785

461

1-108/280

PAY TO THE
ORDER OF

5 July 1994
Town of New Windsor \$265.00

Two hundred and sixty five

DOLLARS



MARINE MIDLAND
VAILS GATE OFFICE
ROUTE 94 & TEMPLE HILL ROAD
VAILS GATE, NEW YORK 12584

BANK, N.A.

FOR

⑆028001081⑆07871 2594⑆ 0466

ENCLOSURE

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

3 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 450.00
____ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

____ LOTS @ 400.00 (FIRST 4 LOTS).....\$
____ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE.....\$

* * * * *

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 115.00
FINAL PLAT SECTION FEE.....\$ 150.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 265.00

* * * * *

RECREATION FEES:

2 LOTS @ \$1000.00 PER LOT.....\$ 2,000.00

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 191.50
PLANNING BOARD ATTORNEY FEES.....\$ 105.00
MINUTES OF MEETINGS.....\$ 49.50
OTHER.....\$

* * * * *

PERFORMANCE BOND AMOUNT.....\$

5% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

4% OF FIRST \$50,000.00 OF ABOVE:.....\$

2% OF REMAINDER OF ABOVE:.....\$

TOTAL INSPECTION FEE DUE:.....\$

Balance
of Escrow
(\$104.00)



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
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New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

24 June 1994

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

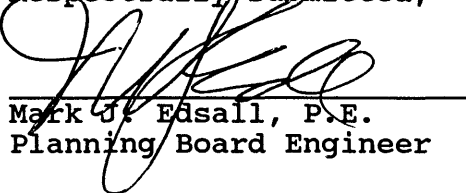
FROM: Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT: THOMAS EVANS SUBDIVISION
NEW WINDSOR PLANNING BOARD NO. 94-8**

In response to your note regarding the status of the subject project, please be advised of the following:

1. I am aware of no conditions of approval for this subdivision. If you have checked the approval minutes and none appear to apply, I would then understand that this project is approved without the need for any further change.
2. Attached hereto is out printout indicating the total engineering review costs for the project review.

Respectfully submitted,

A handwritten signature in dark ink, appearing to be 'Mark J. Edsall', written over a horizontal line.

Mark J. Edsall, P.E.
Planning Board Engineer

MJesh
Encl.as
a:evans.sh

45 DF: 06/22/94

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 97-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 94- 6

FOR WORK DONE PRIOR TO: 06/22/94

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
.													
94-6	72804	03/02/94	TIME	MJE	WS EVANS	70.00	0.40	28.00					
94-8	75062	04/11/94	TIME	MJE	MC EVANS	70.00	0.50	35.00					
94-8	75362	04/12/94	TIME	MCK	CL E/RVW COMMENTS	25.00	0.50	12.50					
94-8	77584	05/11/94	TIME	MCK	CL E/RVW COMMENTS	25.00	0.50	12.50					
94-8	78270	05/11/94	TIME	MJE	MC EVANS	70.00	0.50	35.00					
94-8	78258	05/20/94	TIME	MJE	MC EVANS	70.00	0.30	21.00					
94-8	78510	06/08/94	TIME	MJE	MM SUBDIV APPL EVANS	70.00	0.10	7.00					
94-8	79626	06/08/94	TIME	MCK	CL E/RVW COMMENTS	25.00	0.50	12.50					
94-8	79732	06/08/94	TIME	MJE	MC EVANS	70.00	0.40	28.00					
								=====	=====	=====	=====		
TASK TOTAL								191.50	0.00	0.00	191.50		
.													
								=====	=====	=====	=====		
GRAND TOTAL								191.50	0.00	0.00	191.50		

DATE: June 8, 1977

* * * * *

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* * * * *

WAIVED: YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

M) L S) V VOTE: A 4 N 0 APPR. CONDITIONALLY: 6-8-94

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

REGULAR ITEMS:

EVANS, THOMAS SUBDIVISION (94-8) - BEATTIE ROAD

Mr. Thomas Evans appeared before the board for this proposal.

MR. PETRO: As I recall, you just had a couple minor changes to be added to the map.

MR. EVANS: Really, the biggest thing we were waiting for is the Highway Department to look at the driveways, make sure it was okay and based on that actually the driveway was approved.

MR. PETRO: I need to see it in the file. Did we receive anything?

MRS. MASON: No.

MR. EVANS: Our engineer I thought had talked to the Highway Department and they had made a recommendation and we acted on that recommendation. I'm pretty sure they have been there.

MR. EDSALL: I got a copy of Skip's report, it was May 3.

MMR. LANDER: What does he have to say?

MR. EDSALL: It was approved and he just made a remainder that both, well, the driveways must meet Town road specs and Skip dated his review the 10th of May, 1994.

MR. PETRO: We have it down as May 10 and again providing both driveways meet Town specs.

MR. EDSALL: Like I said, the plan dates May 3rd and the date of Skip's review is May 10.

MR. PETRO: Okay, that is correct.

MR. LANDER: I don't see any problem, he does have a note on no further subdivision on lot 3, like we asked.

Skip has given his blessing.

MR. PETRO: I think that is all we, we're really looking for Skip's blessing, I think we are pretty far along.

MR. LANDER: Mark, there's no other procedural item you have to take care of?

MR. EDSALL: I believe you have to close out SEQRA and I would think you're in a position to adopt a negative dec.

MR. PETRO: And that the topo is from an actual survey. Do we have that note?

MR. EDSALL: Yeah, that is now referred and they clarified that last time.

MR. PETRO: I don't see anything else here. Number 2?

MR. LANDER: Negative dec, so moved.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec on the Evans Minor subdivision on Beattie Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Make a motion that we approve the Evans Subdivision.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the

Evans Minor Subdivision on Beattie Road. Is there any further discussion from the board members? If not, roll call.

MR. VAN LEEUWEN: I'd like to review one thing. What's the perc test here?

MR. PETRO: Mark, perc test on this?

MR. EDSALL: I believe they were completed. It's just that they were not witnessed, I believe we--

MR. PETRO: Who did them if they weren't witnessed?

MR. EDSALL: I believe it was his engineer.

MR. PETRO: Who was that?

MR. EVANS: Roger Ferris.

MR. LANDER: Certified by him.

MR. PETRO: Anything else?

MR. EDSALL: Certified by Joe Silber.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE



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JAMES M. FARR, P.E.

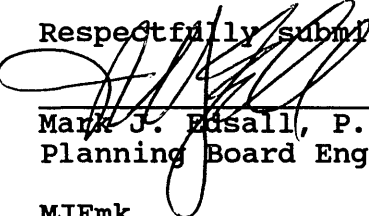
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: EVANS MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 51-BLOCK 1-LOT 75
PROJECT NUMBER: 94-8
DATE: 8 JUNE 1994
DESCRIPTION: THE APPLICATION INVOLVES THE PROPOSED SUBDIVISION
OF A 6.2 +/- ACRE PARCEL INTO THREE (3)
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 13 APRIL 1994 AND
11 MAY 1994 PLANNING BOARD MEETINGS.

1. Based on my review of the latest plan submitted, it appears that the Applicant has addressed all previous engineering review comments from the previous meetings.
2. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
3. At this time I am aware of no reasons why the Planning Board could not consider this application for approval.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:EVANS3.mk

RESULTS OF P.B. MEETING

DATE: May 11, 1974

PROJECT NAME: Evans, Thomas Sub PROJECT NUMBER 94.8

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) V S) S VOTE: A 5 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Change note to say topography done from
actual Survey.

Applicant Submitted revised maps at meeting
those were discussed

Need review from Skip.

"
Next Agenda
"



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: EVANS MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 51-BLOCK 1-LOT 75
PROJECT NUMBER: 94-8
DATE: 11 MAY 1994
DESCRIPTION: THE APPLICATION INVOLVES THE PROPOSED SUBDIVISION
OF A 6.2 +/- ACRE PARCEL INTO THREE (3)
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 13 APRIL 1994 PLANNING
BOARD MEETING.

1. As previously noted, the bulk table on the plan is incomplete. Values must be provided for required frontage, maximum building height, minimum livable area and maximum development coverage. This was brought to the attention of the Applicant at the previous meeting.

The previous review comments also noted that the "provided" bulk information required correction, to reflect the values as per the Town of New Windsor Code. Although revisions have been made to the numbers in this table, there continues to be incorrect numbers and the table should be revised/corrected before the next submittal.

2. The Applicant has provided some additional information with regard to the topography of the site. It is questioned whether these contours are based on a field survey or are interpolated U.S.G.S. contours.
3. With regard to the sanitary disposal systems, the plan now includes a design for the two (2) new lots, with deep test and percolation information provided on Sheet 2.

The sanitary design data appears acceptable; however, it should be noted that Lot 1 is restricted to three-bedrooms maximum for the residence. The Board should also note that these percolation tests and deep tests were not witnessed by a representative of the Town.

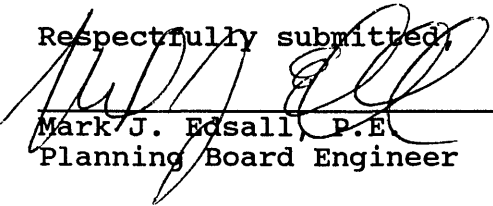
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: EVANS MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 51-BLOCK 1-LOT 75
PROJECT NUMBER: 94-8
DATE: 11 MAY 1994

4. A review from the Town Highway Superintendent is appropriate for this proposed subdivision; it must be verified that the three (3) driveway locations are acceptable as depicted.
5. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:EVANS2.mk

EVANS, THOMAS SUBDIVISION (94-8) BEATTIE ROAD

Mr. Thomas Evans appeared before the board for this proposal.

MR. EVANS: We've made a change.

MR. PETRO: Mark, have you reviewed the maps that he has?

MR. EDSALL: Not those, I can't see them that far away to review them, especially when they are folded.

MR. PETRO: What change is on the map? Put that one up.

MR. EVANS: Last time we were here, you asked for a note for no further subdivision on one of the properties and we didn't notice that the engineer hadn't put it on until after we submitted so we added that note in. And the other thing was we changed this one boundary back here, this lot number one used to go back to a point we just evened it off. Those are the two changes.

MR. PETRO: Doesn't change any of the areas on the lots?

MR. EVANS: It changes the acreage marginally.

MR. VAN LEEUWEN: As long as you got 44,000 square feet, no problem.

MR. EVANS: It's one acre and ten feet.

MR. PETRO: Doesn't look like it but it needs to be reviewed by the engineer.

MR. EVANS: Okay.

MR. PETRO: Leave that up there. What else did we--let's go over Mark's notes.

MR. EVANS: Last time we were here, we just had the lot layout, we hadn't done the perc or septic system and

that is what we have done so it did pass perc on both lots 1 and 3 and it did past deep hole test on lots 1 and 3.

MR. VAN LEEUWEN: What was the perc, sir?

MR. EVANS: On lot 1, it was 34 and 31 minutes and on lot number 3, it was 15 and 3 minutes.

MR. VAN LEEUWEN: That is good for Beattie Road. How about the deep hole tests?

MR. PETRO: Topo lines on the plan, were they done as on site or were they taken off a government map?

MR. EVANS: They were done on site four weeks ago, we had ten foot lines that were taken off maps and since then we've done the two foot lines with the site visit.

MR. EDSALL: Is there a note on the new plan that says that its approximate elevation data USGS or is it now saying that it is an actual survey?

MR. EVANS: We didn't change any of the notes.

MR. EDSALL: If it's an actual survey, you should change that note.

MR. BABCOCK: Very bottom note see it?

MR. EVANS: Yes.

MR. LANDER: Mr. Chairman, I'd like to see the new map, I have one of the older maps.

MR. PETRO: Okay, anyone else? Might as well pass them out, I guess.

MR. LANDER: How is the sight distance on this part of Beattie Road?

MR. EVANS: For lot 1, I mean I'm not sure what the sight distance standard is but you can see a good 70, 80 yards in each direction.

MR. VAN LEEUWEN: There's no problem with sight distance there.

MR. PETRO: We do not have anything from the Highway Department at this time.

MR. VAN LEEUWEN: I think Highway Department should look at it and give us a letter of approval but to be very honest with you, I go passed there every day, there's no sight distance. I think as far as I'm concerned, everything is all right. What we should do is make sure that the Highway Superintendent sees this, not that there's going to be a problem but he's got to put his approval before we approve it.

MR. PETRO: Lot number 1 has 43,570 square feet. Mark, does that pose a problem or not, lot number 1?

MR. VAN LEEUWEN: Isn't it two acre?

MR. BABCOCK: It's one acre zoning, 43,560, he's proposing 43,570.

MR. EDSALL: He just complies.

MR. BABCOCK: That is all you have to do.

MR. PETRO: I think public hearing I think it's pretty conducive to the area.

MR. VAN LEEUWEN: I make a motion we waive public hearing.

MR. LANDER: Did you say you wanted one?

MR. PETRO: No, I was looking for a motion to waive which I have.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for this minor subdivision under discretionary action 4.B of the subdivision regulations. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: All we're waiting for is a letter from the Highway Superintendent and I wouldn't vote for it without it or subject to.

MR. PETRO: Subject to or no?

MR. VAN LEEUWEN: No.

MR. LANDER: Just wait, I don't have any problem.

MR. DUBALDI: What do you think he is going to say?

MR. VAN LEEUWEN: I don't know.

MR. LANDER: You never know, he's the one that knows.

MR. EVANS: Should I get in touch with the Highway Department?

MR. PETRO: No, I assume he will be back to us within two weeks. We'll call tomorrow, we'll put you on the next agenda and just basically housekeeping.

MR. EDSALL: Tom, could you take a copy of these comments, there's some other items which were noted last month that still need to be corrected.

MR. EVANS: Thank you.

RESULTS OF P.B. MEETING

DATE: April 13, 1994

PROJECT NAME: Come Thomas PROJECT NUMBER 94 8

LEAD AGENCY:

* NEGATIVE DEC:

M) V S) L VOTE: A 4 N 0

* M) S) VOTE: A N

CARRIED: YES ✓ NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Bulk table must be completed

Need Perc test

note - No further Subdivision of Lot #3

to return

EVANS, THOMAS SUBDIVISION (94-8) BEATTIE ROAD

Mr. Thomas Evans appeared before the board for this proposal.

MR. EVANS: Good evening.

MR. PETRO: Just basically give us a brief idea what you want to do then we'll go from there.

MR. EVANS: I guess at this stage really we haven't got really all we're looking for I guess is an okay on our overall design of the lot because we don't have perc tests or topographical even done at this point. This is Beattie Road along the top. This is Beattie Road on the top. Basically we're looking to split the existing lot into 3 leaving 1.2 acres with the existing house and splitting the triangular lot up on the left-hand side and 4 acres on the right-hand side.

MR. LANDER: Run that passed me again. You're going to break this up into 3 lots, one lot right now?

MR. EVANS: That is correct. We're going to leave 1.2 acres with the existing house and existing, I guess it's a sort of like a small barn or large garage and I'll leave that altogether and put one lot on the left-hand side of the existing house and then the other lot on the other siding, going all the way back so the largest lot is going to be this one in the back.

MR. PETRO: How long is the driveway going to the back house?

MR. EDSALL: Around 460 feet on the straight.

MR. LANDER: It's a big flag lot.

MR. PETRO: What's wrong with the bulk table?

MR. EDSALL: It just has to be completed.

MR. EVANS: I talked to Roger but he said he couldn't do the rest until he had the perc and the rest of it.

MR. EDSALL: That is fine, here's just some comments for him you can pass on.

MR. VAN LEEUWEN: I think what you should do is what's your first name?

MR. EVANS: Tom.

MR. VAN LEEUWEN: Tom, I think what you should do is take some percs and see if you have perc.

MR. EVANS: We have been trying to get there.

MR. VAN LEEUWEN: I live out there and it's tight in a lot of places you can, I'll find areas where you got great perc, 200 feet down the road you got nothing.

MR. EVANS: We actually had it scheduled for today.

MR. EDSALL: Not a good choice.

MR. VAN LEEUWEN: You have got adequate frontage and all that, I think what you should do is get the perc done before you come back to us and I would like to see something on the map stating that there will be no more subdivision on lot number 3, no further subdivision.

MR. EVANS: Okay, fair enough.

MR. VAN LEEUWEN: Otherwise what somebody can do is they can run a driveway along the side here. No, they can't, they've only got 125 feet.

MR. EVANS: We're limited on the front just because of road frontage. But there's really nothing in the back that we can control.

MR. EDSALL: I think the best you can do on that if someone in the future wanted to break it up is to put a private road maybe share the private road for two lots because the shape of it prohibits too many more lots than that.

MR. VAN LEEUWEN: You don't have enough. Well, that is true.

MR. EDSALL: If you put private road there you can create the frontage with the private road but that is the best you can do is maybe two lots.

MR. PETRO: Mark, the well locations, is that what the W is, they are well locations?

MR. EDSALL: Yes.

MR. PETRO: And the triangle lot in the left-hand corner, that has all the proper setbacks, that obviously has the right frontage. Do you have any problem with the back corner of the house on that triangle piece?

MR. EDSALL: No, measuring from the corner, it meets side yard and then measuring perpendicular back it meets rear yard.

MR. EDSALL: From the back face of the building versus measuring from the side of the building that is one of those odd lots to determine what's the side and what's the rear lot.

MR. PETRO: My point is where do you go if you don't have a problem? I don't think that we're going to have a problem. I think we can take lead agency.

MR. VAN LEEUWEN: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency on the Evans minor subdivision. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

April 13, 1994

40

MR. PETRO: I think at this time if you can go and go over some of the comments, get the bulk tables on here properly and the note stating that there won't be any further subdivision of lot number 3, go over the rest of the comments, I think you're in good shape.

MR. EVANS: Thank you.

SUBDIVISION FEES - TOWN OF NEW WINDSOR

94- 8

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00 Pd

ESCROW:

RESIDENTIAL:

3 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 450.00 Pd
 _____ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

_____ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____
 _____ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ 450.00 Pd

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
 PRELIMINARY PLAT APPROVAL\$ 100.00
 FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ _____
 FINAL PLAT SECTION FEE.....\$ 150.00
 BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ _____

RECREATION FEES:

_____ LOTS @ \$1000.00 PER LOT.....\$ _____

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____
 PLANNING BOARD ATTORNEY FEES.....\$ _____
 MINUTES OF MEETINGS.....\$ _____
 OTHER.....\$ _____

PERFORMANCE BOND AMOUNT.....\$ _____

5% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

4% OF FIRST \$50,000.00 OF ABOVE:.....\$ _____

2% OF REMAINDER OF ABOVE:.....\$ _____

TOTAL INSPECTION FEE DUE:.....\$ _____



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 8

DATE PLAN RECEIVED: RECEIVED MAY 24 1994 Rev 3

The maps and plans for the Site Approval Evans
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason No water available

HIGHWAY SUPERINTENDENT

DATE

☒ WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 25 May 1994
SUBJECT: Evans Subdivision

Planning Board Reference Number: PB-94-8
Dated: 24 May 94
Fire Prevention Reference Number: FPS-94-025

A review of the above referenced subject subdivision was conducted on 24 May 1994.

This subdivision plan is acceptable.

Plans Dated: 20 May 1994; Revision 5

Robert F. Rodgers C.C.A. (mv3)
ROBERT F. RODGERS, C.C.A.

RFR/mvz

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 18 May 1994

SUBJECT: Evans Subdivision

Planning Board Reference Number: PB-94-8

Dated: 11 May 1994

Fire Prevention Reference Number: FPS-94-021

A review of the above referenced subject subdivision plan was conducted on 17 May 1994.

This subdivision plan is acceptable.

Plans Dated: 11 May 1994, Revision 4

Robert F. Rodgers C.C.A.
Robert F. Rodgers, C.C.A. (mvz)

RFR/mvz



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 8

DATE PLAN RECEIVED: RECEIVED MAY 11 1994 Rev 2

The maps and plans for the Site Approval Subdivision

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved _____,

disapproved NO WATER.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

[Signature] 5/16/94
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94-8

DATE PLAN RECEIVED: RECEIVED MAY - 3 1994 *Rev. 1*

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒ _____,

disapproved ☐ _____.

If disapproved, please list reason Providing both

DRIVEWAYS meet Town Specs.

Andrey 5/10/94
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 9 May 1994

SUBJECT: Evans Subdivision

Planning Board Reference Number: PB-94-8

Dated: 3 May 1994

Fire Prevention Reference Number: FPS-94-016

A review of the above referenced subject subdivision plan was conducted on 6 May 1994.

This subdivision plan is acceptable.

Plans Dated: 25 April 1994, Revision 2

Robert F. Rodgers, C.C.A. (moz)
Robert F. Rodgers, C.C.A.

RFR/mvz

CC: M.E.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94 - 8

DATE PLAN RECEIVED: RECEIVED MAY - 3 1994 - Rev1

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason NO WATER

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE 5/1/84

SANITARY SUPERINTENDENT _____ DATE _____

CC: M.E.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 8

DATE PLAN RECEIVED: RECEIVED MAR 31 1994

The maps and plans for the Site Approval _____

Subdivision THOMAS & HELEN EVANS as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved _____,

disapproved ✓ _____.

If disapproved, please list reason no water available

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 8

DATE PLAN RECEIVED: RECEIVED MAR 3 1 1994

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

EVANS has been

reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

NO TOWN SEWER

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

[Signature] 4.26.94
SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 11 April 1994

SUBJECT: Evans Subdivision

Planning Board Reference Number: PB-94-8

Dated: 30 March 1994

Fire Prevention Reference Number: FPS-94-012

A review of the above referenced subject subdivision plan was conducted on 8 April 1994.

This subdivision is acceptable.

Plans Dated: 19 March 1994; Revision 1

Robert F. Rodgers C.C.A. (mvz)
Robert F. Rodgers, C.C.A.

RFR/mvz



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- 10
- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF

New Windsor

P/B # 94 - 8

WORK SESSION DATE:

2 MARCH 94

APPLICANT RESUB.

REQUIRED:

Full AG

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Mr. & Mrs Evans subdiv

PROJECT STATUS: NEW

X

OLD

REPRESENTATIVE PRESENT:

M/ma

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

X
X

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

3 driveways

add provided bulk table

ck sight distance?

need real contour for SDS design
and spacings
adj wells & septic

add Frontage
Bldg Ht
Min Liv Area
Driv Gvg.

later
proten

4MJE91 pbwsform

RECEIVED MAR 30 1994
94-8

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

(This is a two-sided form)

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project SECTION 51, BLOCK 1, LOT 75 SUBDIVISION
2. Name of Applicant THOMAS EVANS Phone 914-496-6785
Address 238 BEATTIE RD, ROCK TAVERN, N.Y., 12575
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record THOMAS EVANS Phone 914-496-6785
Address 238 BEATTIE RD, ROCK TAVERN, N.Y., 12575
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan THOMAS EVANS Phone 914-496-6785
Address 238 BEATTIE RD, ROCK TAVERN, N.Y., 12575
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting THOMAS EVANS Phone 914-496-6785
(Name)
7. Location: On the SOUTH EAST side of BEATTIE RD.
(Street)
2000' feet SOUTH of SHAW ROAD
(Direction) (Street)
8. Acreage of Parcel 6.24 9. Zone R-1, 9A.School Dist WASHINGTONVILLE
9B. If this property is within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District, please complete the attached Agricultural Data Statement.
10. Tax Map Designation: Section 51 Block 1 Lot 75
11. This application is for THE PERMISSION TO SUBDIVIDE THIS LOT INTO THREE SEPERATE LOTS.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section DNA Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Thomas Evans being duly sworn, deposes and says that he resides at 238 Beattie Rd, Rock Tavern in the County of Orange and State of New York and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

[Signature]
(Owner's Signature)

30th day of March 1994

(Applicant's Signature)

[Signature]
Notary Public

(Title)

PHYLLIS L. CANFIELD
Notary Public, State of New York
Qualified in Orange County
4881654
Commission Expires December 29, 1994

5/3/94
94-8

X

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- *2. DNA Proxy Statement
3. ✓ Application Fees
4. Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- *2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. 1" = 400' ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ✓ Surveyor's certification.
12. ✓ Surveyor's seal and signature.

*If applicable.

13. ✓ Name of adjoining owners.
14. NA Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. NA Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. NA Include existing or proposed easements.
20. NA Right-of-Way widths.
21. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. NA Show any existing waterways.
- *25. NA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. NA Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. NA Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Roger E. [Signature]

Licensed Professional

Date: 4/20/94

PROJECT I.D. NUMBER

RECEIVED MAR 30 1994


617.21
Appendix C

94-8

SEQR

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR THOMAS EVANS	2. PROJECT NAME Section 51, Block 1, Lot 75 Subdivision
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 238 BEATTIE RD, ROCK TOWN, N.Y. Section 51, Block 1, Lot 75.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: The proposed action is to subdivide lot 75 into three separate lots.	
7. AMOUNT OF LAND AFFECTED: Initially 6.24 acres Ultimately 6.24 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: THE LOT IS ALONG A ROAD THAT IS RESIDENTIAL, HOWEVER, THERE ARE AREAS THAT HAVE NOT BEEN DEVELOPED AND ARE FORESTED.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: THOMAS EVANS	Date: 3/6/94.
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p><i>Negligible. Worst case is that two, dwellings ⁷⁶ one ^{one} families one family dwellings may be constructed.</i></p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p><i>No. Existing lot is a cleared area that is a large lawn.</i></p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p><i>No. Please see C2.</i></p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p><i>None.</i></p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p><i>None.</i></p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p><i>None.</i></p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p> <p><i>None.</i></p>	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly</p>	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p> <p><input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:</p>	
<p>_____ Name of Lead Agency</p>	
<p>_____ Print or Type Name of Responsible Officer in Lead Agency</p>	<p>_____ Title of Responsible Officer</p>
<p>_____ Signature of Responsible Officer in Lead Agency</p>	<p>_____ Signature of Preparer (if different from responsible officer)</p>
<p>_____ Date</p>	

*If within
500' of Agriculture
Dist. X*

DNA,

AS PER ASSESSOR.

AGRICULTURAL DATA STATEMENT

11/3/74

1. Name and Address of Applicant:

2. Description of proposed project and its location:

3. Name and address of any owner of land within the Agricultural District:

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.

RECEIVED MAR 3 0 1994

94 - 8

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____ Date _____

_____ of _____

_____ County, New York

Permit Application for Development
in
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)
- B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

(Address)

_____, NY () _____ - _____.

1. Name and Address of Applicant

THOMAS A. EVANS.
(First Name) (MI) (Last Name)

Street Address: 238 BEATTIE RD.

Post Office: ROCK TAVERN State: N.Y. Zip Code: 12575

Telephone: (914) 496 - 6785

2. Name and Address of Owner (If Different)

(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () ____ - _____

3. Engineer, Architect, Land Surveyor (If Applicable)

Roger J Ferris
(First Name) (MI) (Last Name)

Street Address: 16 ROBERTS ST.

Post Office: MIDDLETOWN State: N.Y. Zip Code: 10940.

Telephone: (914) 343 - 2511

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94 - 8

PROJECT LOCATION

Street Address: 238 BEATTIE RD.
Rock Tavern, N.Y.

Tax Map No. _____

Name of, distance and direction from nearest intersection or other landmark
400' South at intersection of South end of
WAGNER ROAD, on South East side of BEATTIE RD.

Name of Waterway: _____

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

- ☒ New Construction
☐ Addition
☐ Alteration
☐ Relocation
☐ Demolition
☐ Replacement

Structure Type

- ☒ Residential (1-4 family)
☐ Residential (More than 4 family)
☐ Commercial
☐ Industrial
☐ Mobile Home (single lot)
☐ Mobile Home (Park)
☐ Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

Other Development Activities

- ☐ Fill ☐ Excavation ☐ Mining ☐ Drilling ☐ Grading
☐ Watercourse alteration ☐ Water System ☐ Sewer System
☒ Subdivision (New) ☐ Subdivision (Expansion)
☐ Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

3/7/94

Date



Signature of Applicant



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: EVANS MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 51-BLOCK 1-LOT 75
PROJECT NUMBER: 94-8
DATE: 13 APRIL 1994
DESCRIPTION: THE APPLICATION INVOLVES THE PROPOSED SUBDIVISION
OF A 6.2 +/- ACRE PARCEL INTO THREE (3)
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

1. The zoning bulk information shown on the plan appears correct for the R-1 Zoning District; however, the table is incomplete. Bulk values for required frontage, maximum building height, minimum livable area and maximum development coverage should be added to the "zoning requirements" table.

Although each of the lots appears to comply with the minimum bulk requirements for the zone, the values indicated in the table at the lower left corner of the plan appear to need correction. Each of these values should be verified for accuracy, and corrected as necessary.

2. The preliminary plan submitted for the subdivision should include additional topographical information, additional information regarding wells and sanitary systems on adjoining properties, soil test information relative to the proposed sanitary systems (deep test data and percolation tests), and any other information required by the Board for the preliminary review.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.

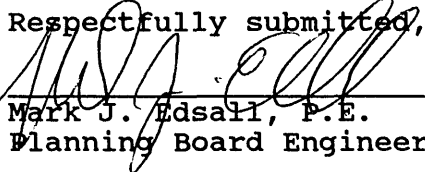
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: EVANS MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 51-BLOCK 1-LOT 75
PROJECT NUMBER: 94-8
DATE: 13 APRIL 1994

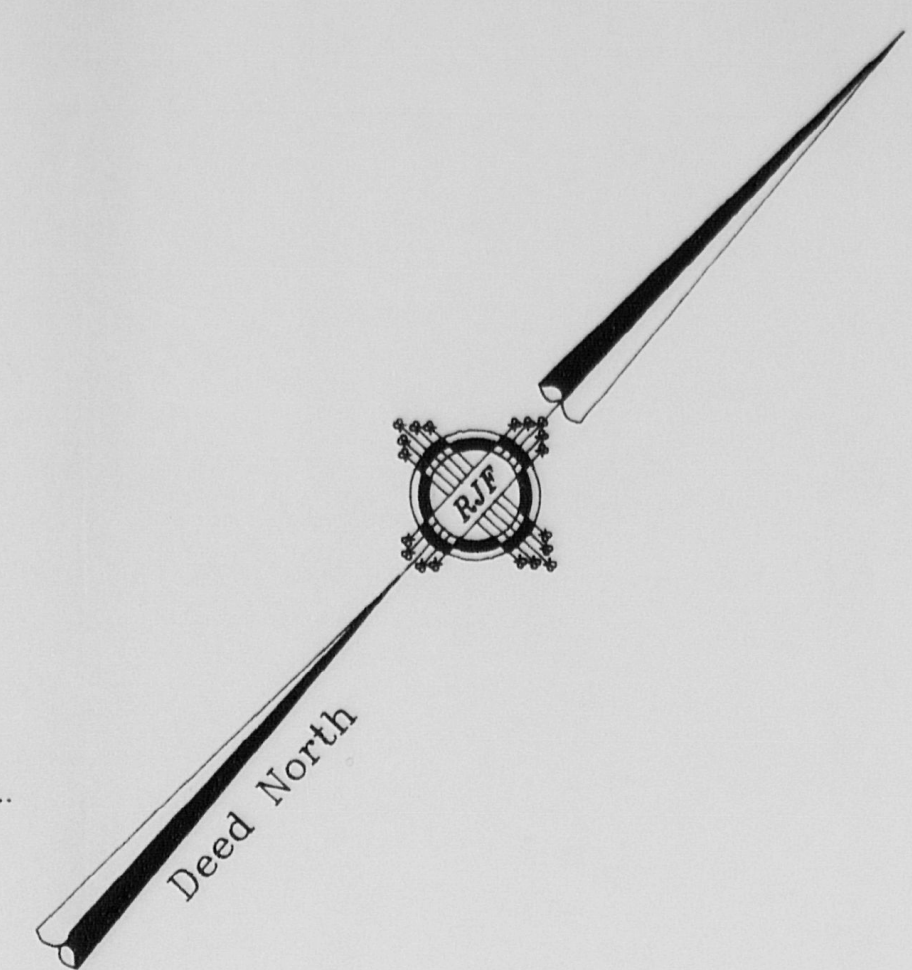
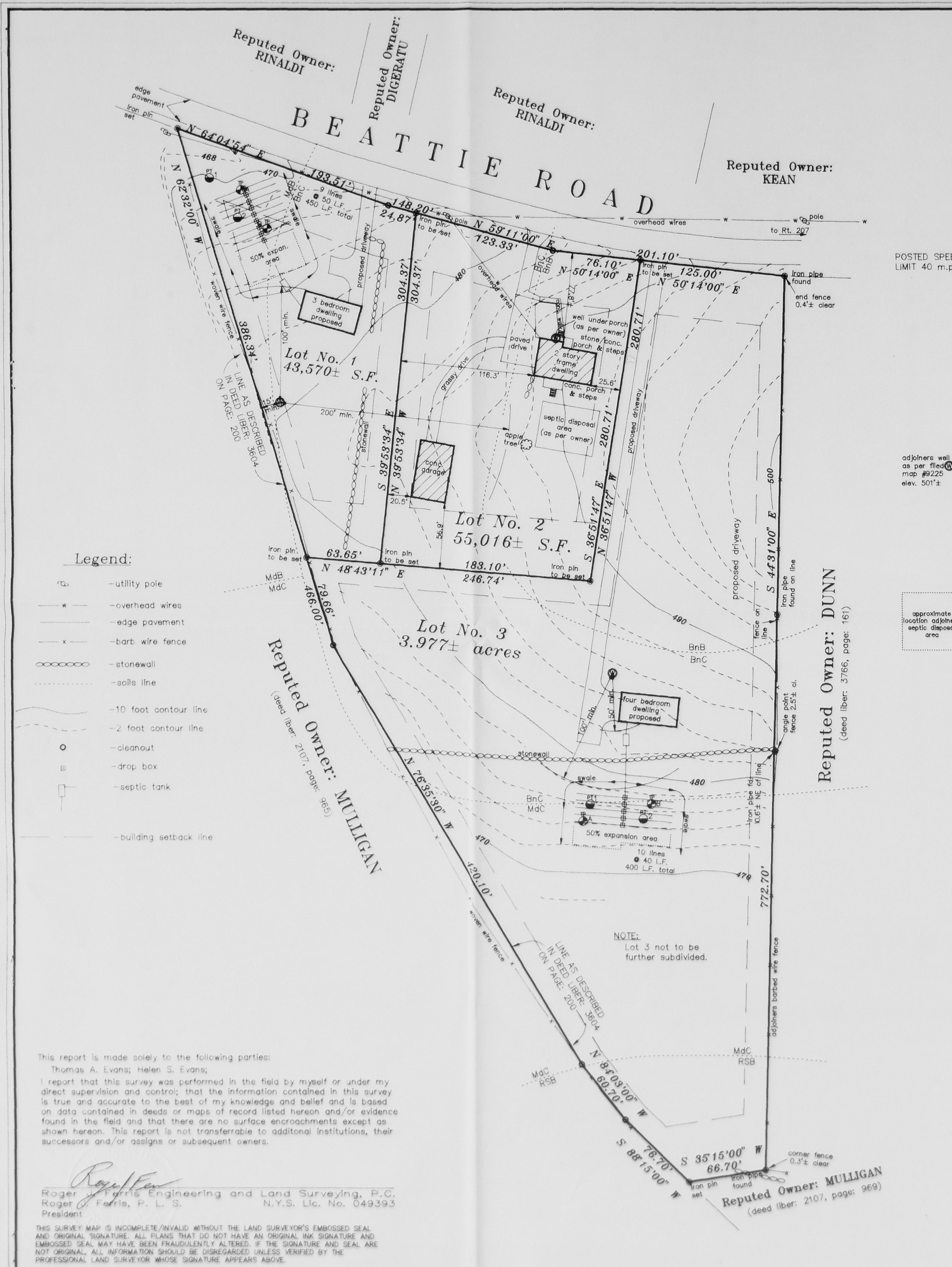
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:EVANS.mk



POSTED SPEED
LIMIT 40 m.p.h.

adjacent well
as per filed
map #9225
elev. 501±

approximate
location adjacent
septic disposal
area

Zoning Requirements:

R-1 DISTRICT

Minimums Required:

Lot Area	43560 S.F.
Lot Width	125'
Front Yard	45'
One Side Yard	20'
Both Side Yards	40'
Rear Yard	50'

Max. Building Height 35'

Min. Livable Floor Area 1200 S.F.

Maximum Development Coverage 10%

As Shown:

Lot 1	
Lot Area	43,570± S.F.
Lot Width	196'
Front Yard	90'
One Side Yard	38'
Both Side Yards	91'
Rear Yard	195'
(existing dwelling)	
Lot 2	
Lot Area	55,016± S.F.
Lot Width	197'
Front Yard	77.8'
One Side Yard	25.6'
Both Side Yards	141.9'
Rear Yard	168.3'
Lot 3	
Lot Area	3,977± acres
Lot Width	131'
Front Yard	385'
One Side Yard	65'
Both Side Yards	251'
Rear Yard	372'

General Notes:

Total area in subdivision: 6,240± acres
Total number of Lots: 3

All sanitary sewage disposal systems shall be designed and constructed in accordance with New York State Department of Health Standards and the provisions of the Public Health Law.

All sanitary sewage disposal systems shall be designed by a New York State licensed Design Professional and approved by the Town of New Windsor Building Inspector prior to the issuance of a building permit. The system shall be inspected during construction and certified as to conformance to design by the Design Professional prior to issuance of a Certificate of Occupancy.

These plans are incomplete/invalid unless they contain the surveyor's and engineer's signature and seal and sheets 1 and 2 of 2.

Subject to the findings of an up to date abstract of title. Subject to any unwritten and/or written licences, easements, easements, restrictions, and/or agreements.

Offsets shown hereon are for informational purposes only and are not to be used for construction purposes.

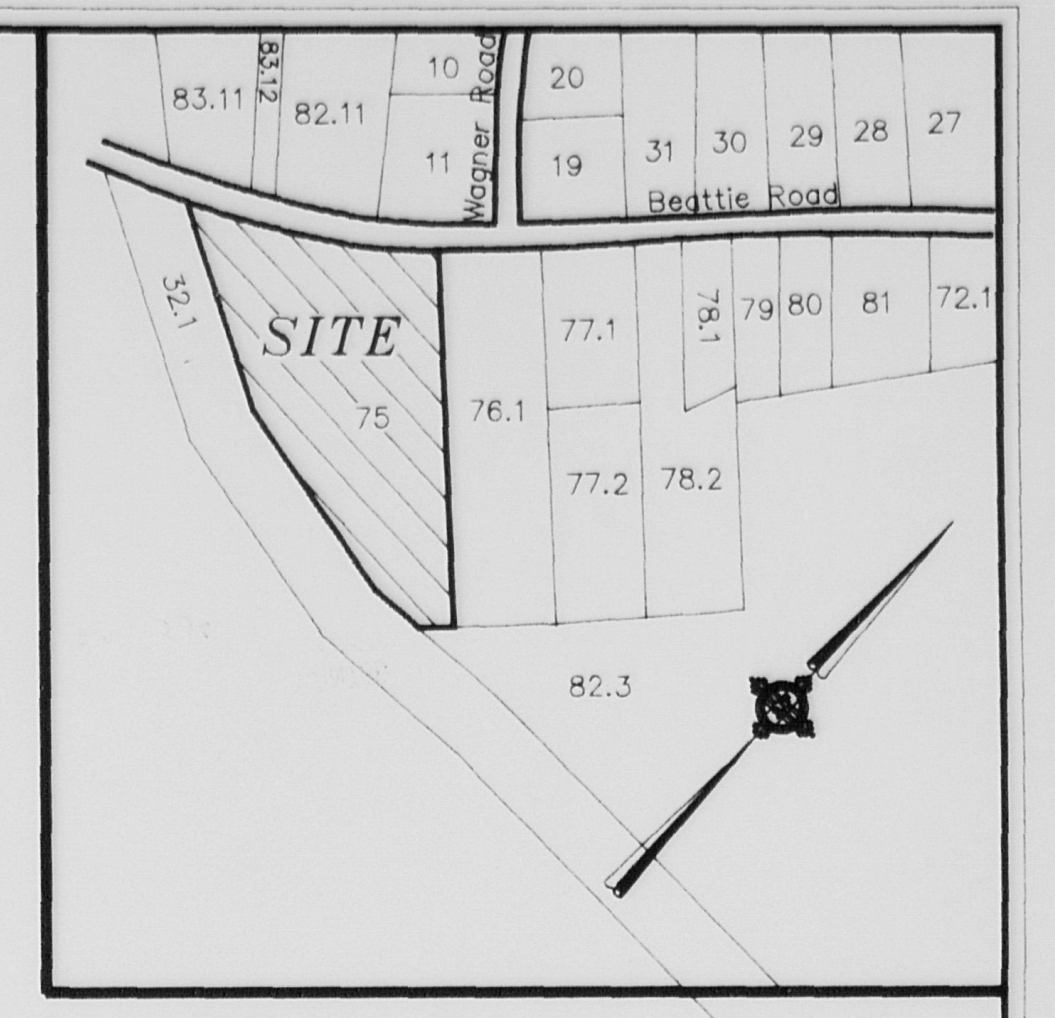
Unauthorized alteration or addition to this survey map is a violation of Section 7209 (2) of the New York State Education Law. Copies of this survey map not bearing the Land Surveyor's embossed seal shall not be considered to be a valid and true copy. Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf, to the title company, governmental agency and lending institution listed hereon. Certifications are not transferrable to additional institutions or subsequent owners.

The alteration of a survey map by anyone other than the original land surveyor is misleading, confusing and not in the general welfare and benefit of the public.

Unauthorized copies may contain fraudulent, incorrect, erroneous, or misleading information or omit important and relevant information. Do not rely on unauthorized copies. The seal, signature, and certification are hereby revoked or otherwise void on all unauthorized copies. All original documents are blue prints with an original impression seal and an original ink signature.

Field topographic survey utilized approximate elevation data from USGS, Maybrook Quadrangle.

Lot 1 is restricted to a three bedroom dwelling.



LOCATION MAP
Scale: 1" = 400'±

Record Owner and Subdivider:

Thomas and Helen Evans
238 Beattie Road
Rock Tavern, New York 12575

References:

Tax Map Data:
Section-51
Block- 1
Lot- 75

Deed Liber: 3604, Page: 200

Topography shown hereon was created from an actual topographic survey completed on April 25, 1994.

Final Plan Subdivision of Property for Thomas A. & Helen S. EVANS Town of New Windsor Orange County - New York scale: 1" = 50' September 23, 1993

Rev. Feb. 1, 1994
Rev. April 25, 1994
Rev. May 3, 1994
Rev. May 11, 1994
Rev. May 20, 1994

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 11/12/1994
BY CARMEN R. DUBALDI, JR.
SECRETARY
RESERVED FOR TOWN OF NEW WINDSOR

Sheet 1 of 2

ROGER J. FERRIS
Engineering and
Land Surveying, P.C.
16 Roberts Street
Middletown, New York 10940
tel: (914) 343-2511 (914) 778-5544
fax: (914) 343-0441
FILE NO. 93-2593

The proposed sewage disposal system(s) and water supply system(s) shown are designed in accordance with the standards and requirements established by the New York State Department of Health and the New York State Department of Environmental Conservation for residential lots. The design(s) are based upon actual soil and site conditions found upon the lot(s) at the design location at the time of the design.

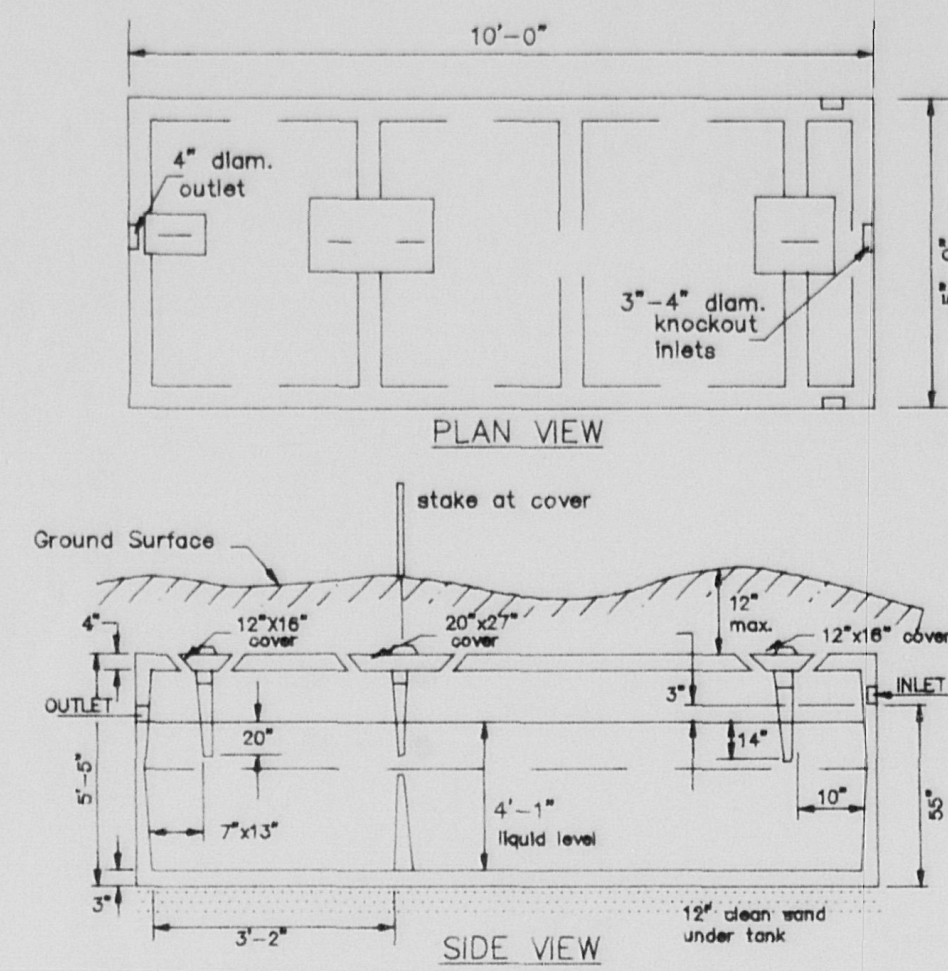
Roger J. Ferris Engineering and Land Surveying, P.C.
Joseph E. Silberman
Vice-President
N.Y.S. Lic. No. 38072

This report is made solely to the following parties:
Thomas A. Evans; Helen S. Evans;
I report that this survey was performed in the field by myself or under my direct supervision and control; that the information contained in this survey is true and accurate to the best of my knowledge and belief and is based on data contained in deeds or maps of record listed hereon and/or evidence found in the field and that there are no surface encroachments except as shown hereon. This report is not transferrable to additional institutions, their successors and/or assigns or subsequent owners.

Roger J. Ferris Engineering and Land Surveying, P.C.
Roger J. Ferris, P. L. S. N.Y.S. Lic. No. 049393
President

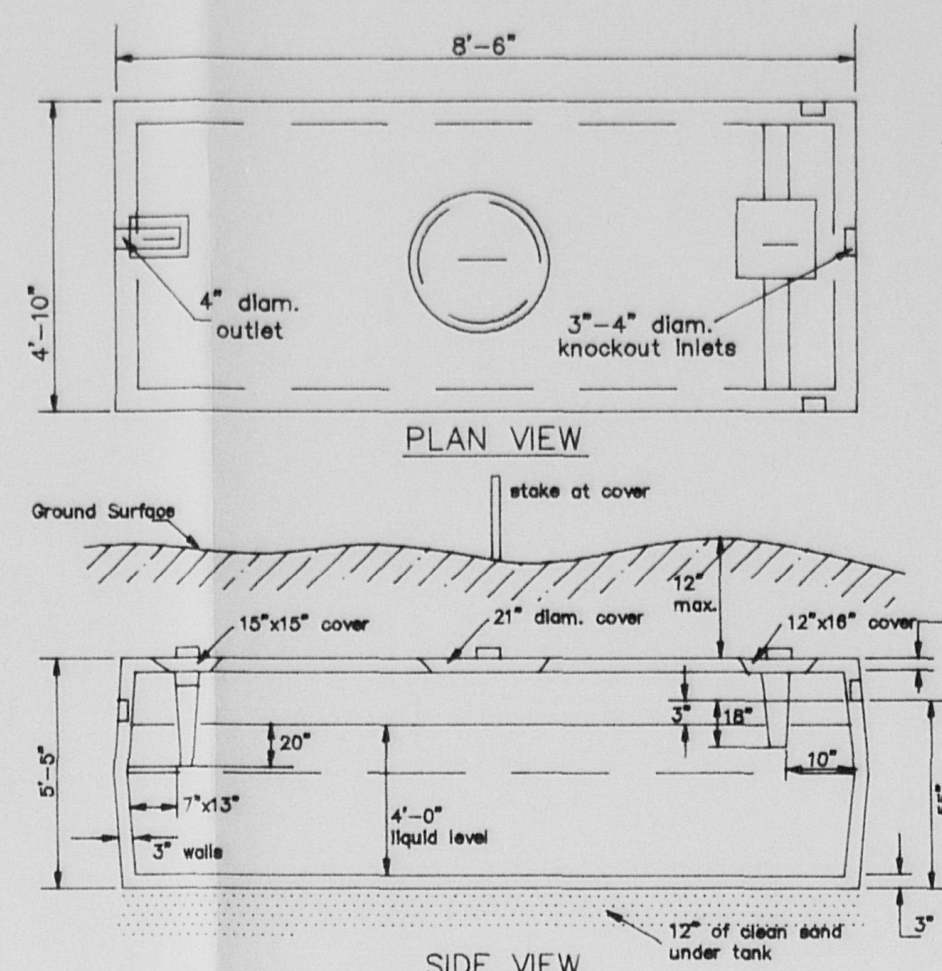
THIS SURVEY MAP IS INCOMPLETE/INVALID WITHOUT THE LAND SURVEYOR'S EMBOSSED SEAL AND ORIGINAL SIGNATURE. ALL PLANS THAT DO NOT HAVE AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL MAY HAVE BEEN FRAUDULENTLY ALTERED. IF THE SIGNATURE AND SEAL ARE NOT ORIGINAL, ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

© copyright by Roger J. Ferris Engineering and Land Surveying, P.C., Middletown, N.Y. April 25, 1994 ALL RIGHTS RESERVED.

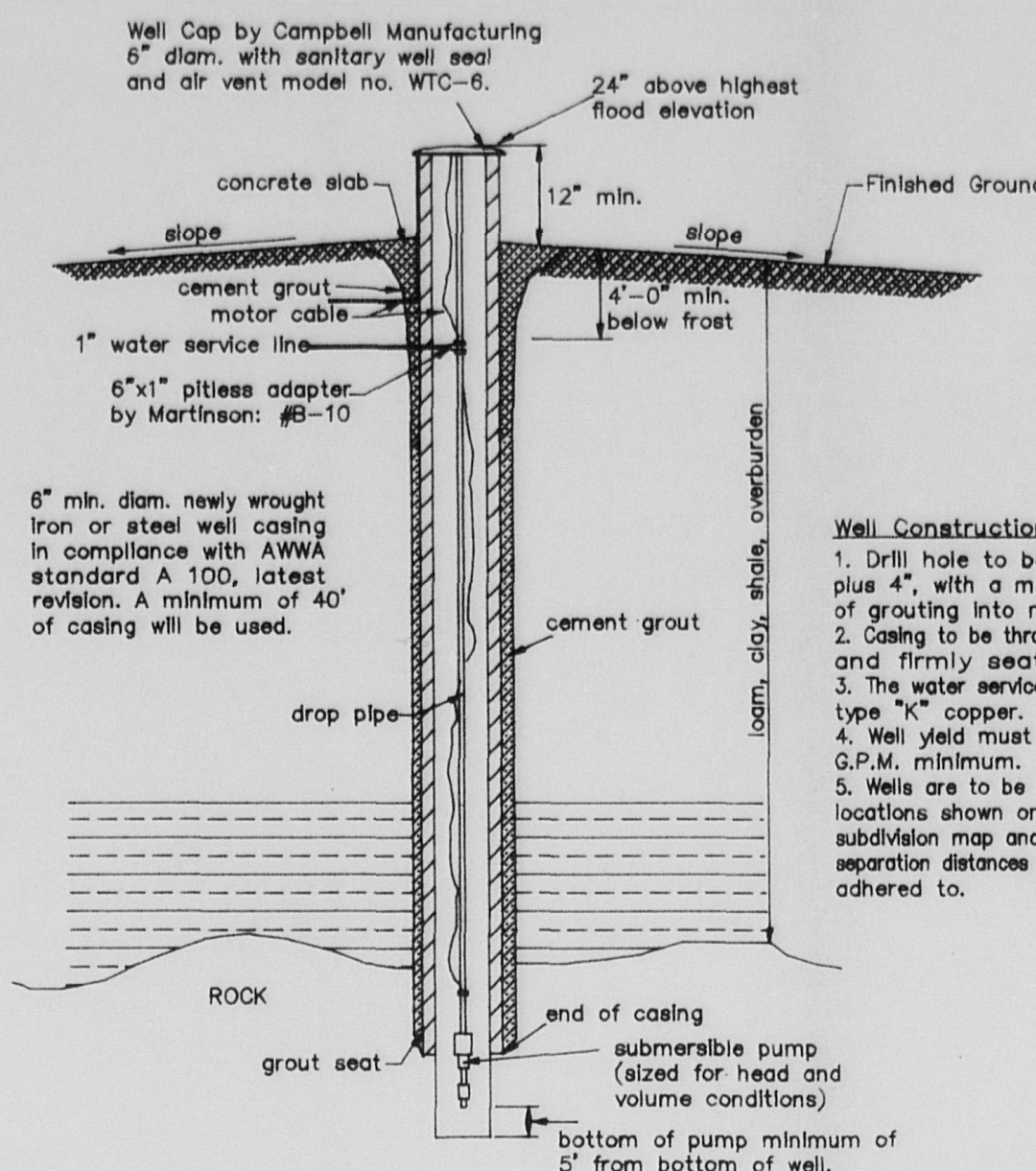


SEPTIC TANK DETAILS
(not to scale)

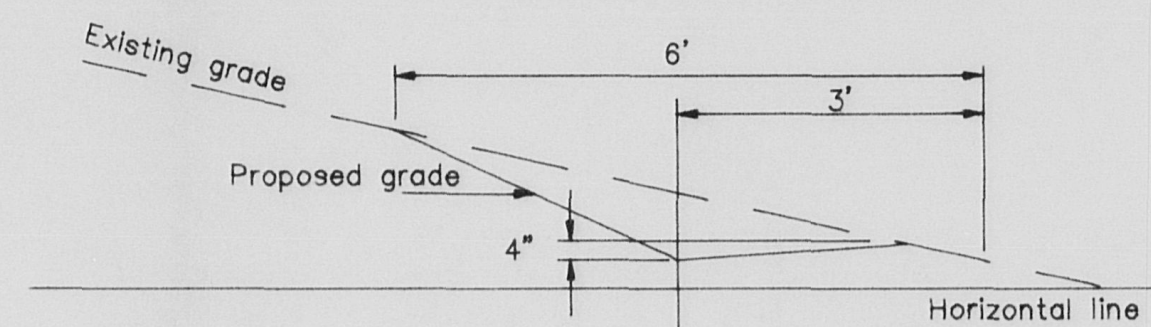
1000 gallon septic tank to be used for 2 and 3 bedroom dwellings
1250 gallon septic tank to be used for 4 bedroom dwellings



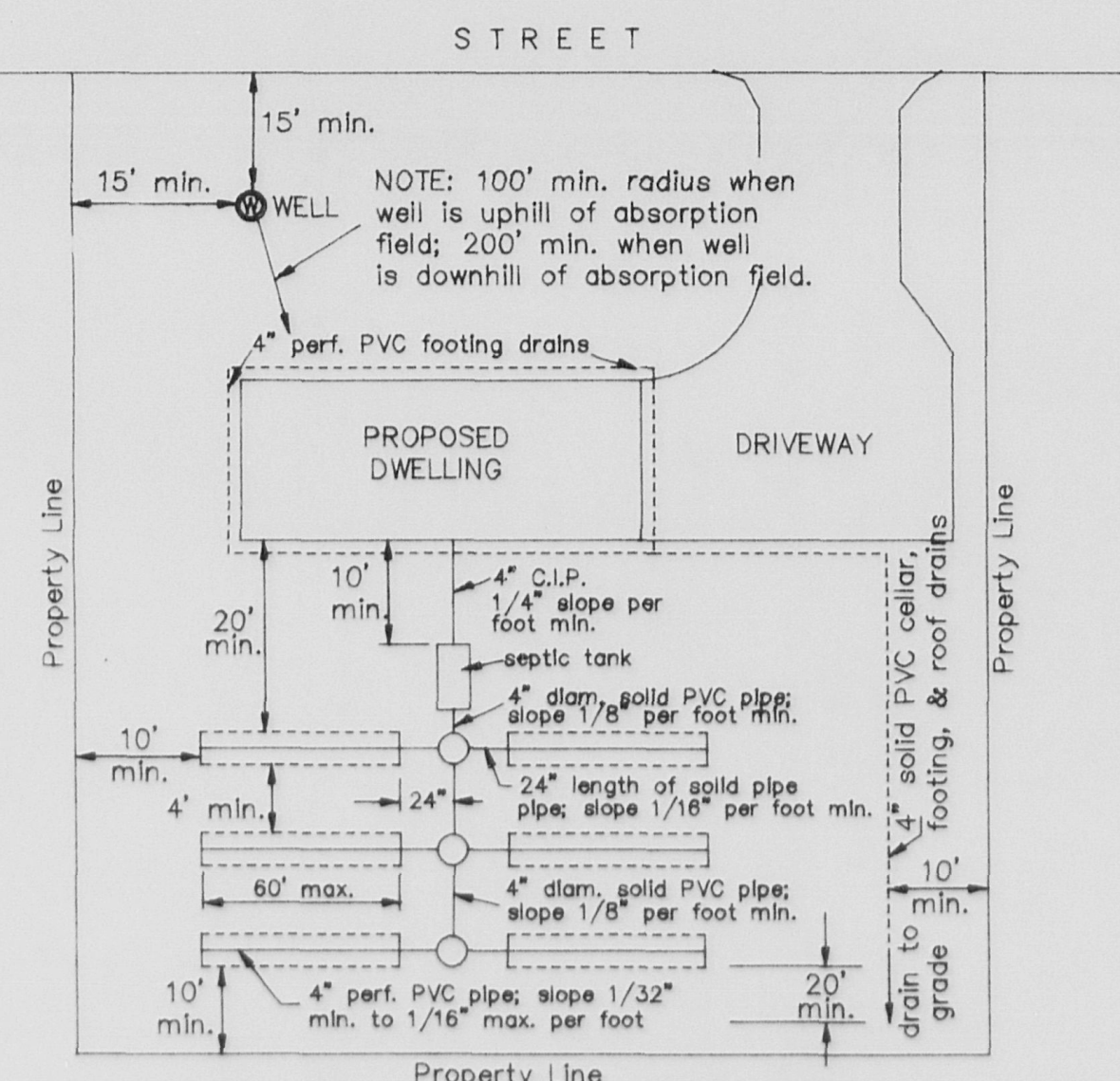
SEPTIC TANK DETAILS
(not to scale)



WELL DETAILS
(not to scale)



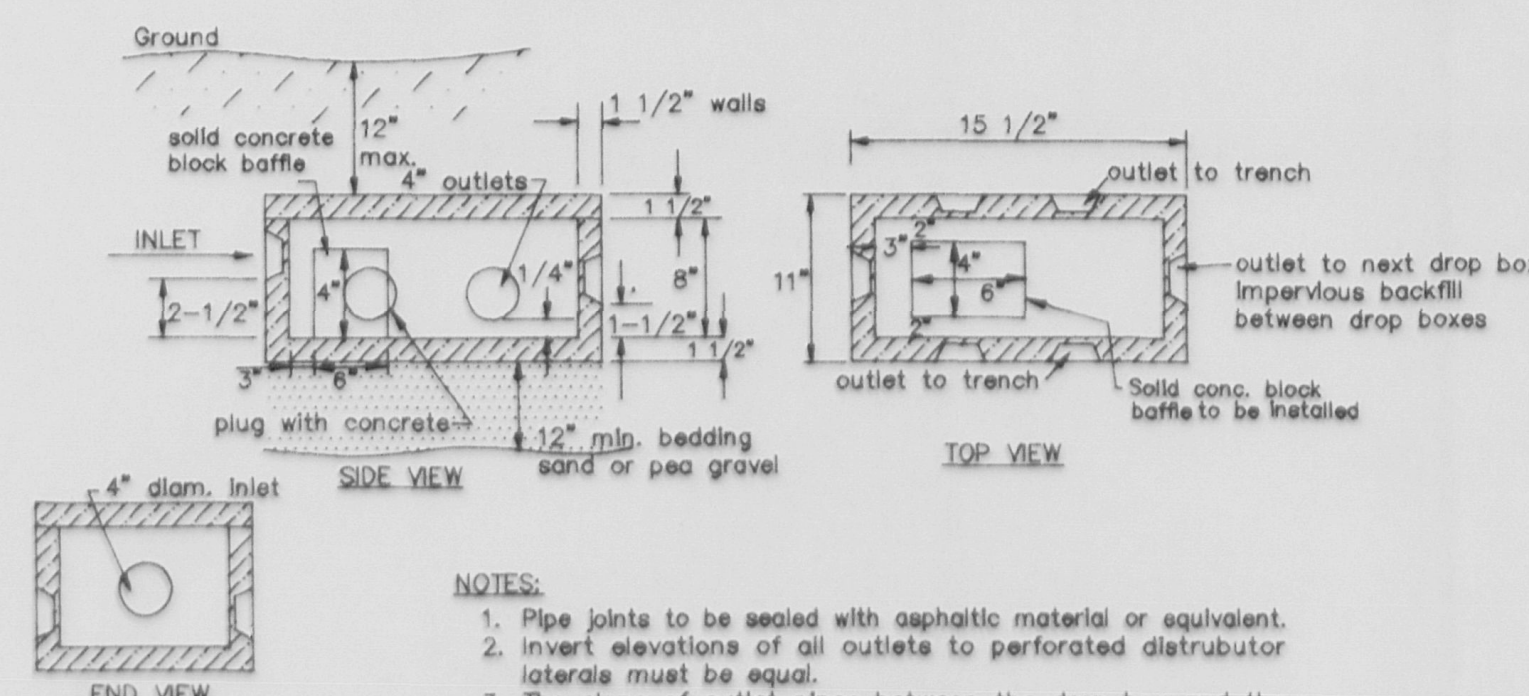
SWALE DETAIL
(not to scale)



TYPICAL LOT LAYOUT
(not to scale)



ABSORPTION TRENCH
(not to scale)

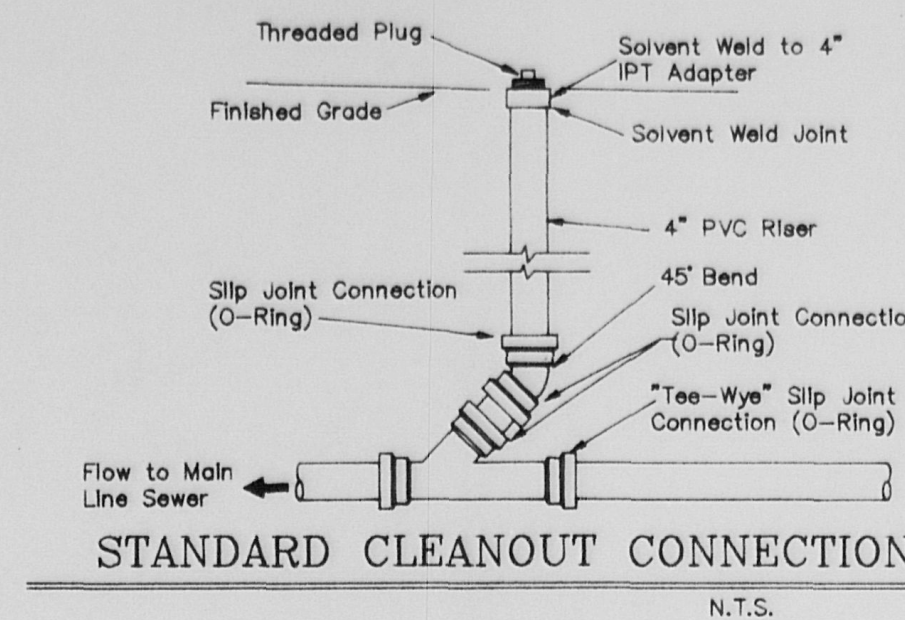


DROP BOX DETAIL
(not to scale)

NOTES:

1. Pipe joints to be sealed with asphaltic material or equivalent.
2. Invert elevations of all outlets to perforated distributor laterals must be equal.
3. The slope of outlet pipes between the drop box and the perforated distributor laterals is to be 1/8" per foot min.
4. The drop box shall be placed on a 12" min. bed of pea gravel or sand and shall have a maximum of 12" of cover.
5. All unused holes and end of distributor laterals to be plugged.

PRE-CAST DROP BOX Model No. DB-6DB



SEWAGE DISPOSAL DESIGN CRITERIA							
Lot No.	Hole No.	Depth of Perc. Hole	Recorded Perc. Rate	Design Perc. Rate	Design Minimum Trench Length		
					2 bedrooms	3 bedrooms	4 bedrooms
1	1	24"	34 minutes	46 minutes	300 L.F.	450 L.F.	N/A
	2	24"	31 minutes				
3	1	24"	15 minutes	16 minutes	200 L.F.	300 L.F.	400 L.F.
	2	24"	3 minutes				

PERCOLATION TESTS WERE PERFORMED ON APRIL 22, 1994.

DEEP SOILS LOG

Lot 1

Hole A	Hole B
0 - topsoil	0 - topsoil
1 - 1ht. brown silt loam	1 - 1ht. brown silt loam
2 - brown silt loam	2 - brown silt loam
3 - brown silt loam	3 - brown silt loam
4 - brown silt loam	4 - brown silt loam
5 - brown silt loam w/gravel	5 - w/gravel
6 - w/gravel	6 - pockets mottling
7 - groundwater seepage @ 6"6"	7 - no groundwater no bedrock
8 - no bedrock	8 -

Lot 3

Hole A	Hole B
0 - topsoil	0 - topsoil
1 - brown silt loam	1 - reddish brown silt loam
2 - brown silt loam	2 - reddish brown silt loam
3 - brown silt loam	3 -
4 - brown silt loam	4 - brown sandy loam w/stone and gravel
5 - w/gravel	5 -
6 - w/gravel	6 -
7 - groundwater seepage @ 7"6"	7 - no groundwater no bedrock
8 - no bedrock	8 -

DEEP SOILS TESTS WERE PERFORMED ON APRIL 25, 1994

Subdivision of Property for
Thomas A. & Helen S.
E V A N S
Town of New Windsor
Orange County - New York
scale: as shown
April 25, 1994

REV. MAY 3, 1994
REV. MAY 11, 1994
REV. MAY 20, 1994

Sheet 2 of 2

ROGER J. FERRIS
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Roger J. Ferris, E. S. Land Surveying, P. C.
Joseph E. Silvestri, N. Y. S. Lic. No. 38072
Vice-President